

Minneapolis/Hennepin County Collaborative on Vacant Boarded and Tax Forfeit Buildings and Properties

Background

City and County Resolution

The Hennepin County Board passed Resolution Number 02-4-259 to promote the availability of affordable housing as a priority for Hennepin County and the City of Minneapolis by addressing various issues related to vacant boarded residential buildings. The City of Minneapolis also passed resolution 2202R-167, establishing the “Minneapolis/Hennepin County Collaborative on Vacant, Boarded and Tax Forfeit Buildings and Properties” on May 17, 2002 by the City Council and approved May 23, 2002 by the Mayor.

Charge to the Group

The charge to the group was to continue to meet on a regular basis to establish and monitor plans for all vacant and boarded buildings within the control of the City of Minneapolis, MCDA, and Hennepin County, and to explore issues identified in the Resolution. (See below)

Process Followed To Date:

The groups members include the Executive Director of MCDA, the Director of NRP, the Director of Hennepin County Taxpayer Services, the Director of Hennepin County Housing, Community Works and Transit, the Director of Inspections and the Director of Planning for Minneapolis. The group has met five times to date.

Tuesday, May 28, 2002

The Department of Taxpayer Services shared a draft proposal regarding the disposition of tax forfeited properties for discussion.

The Inspections, MCDA, and Taxpayer Services provided an update of the current status of boarded buildings in each agency control. (Updating this list is a standing agenda item at each subsequent meeting.)

Tuesday, June 25, 2002

Past reports were reviewed; recommendations and program ideas were addressed on barriers to reuse vacant and boarded properties and how to prevent abandonment.

Tuesday, July 23, 2002

A discussion was held on how the private sector experiences the public process with regard to vacant and boarded buildings, what works and doesn't work. Invited two developers to provide their prospective on what public agencies could do to make private development more timely and likely.

Tuesday, August 27, 2002

Reviewed the report for the County Board and City Council.

The staff has been meeting on a regular basis to review the existing status of the vacant and boarded buildings and develop criteria for monitoring public controlled vacant and boarded buildings.

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Tuesday, September 24, 2002

Approved final report to be presented to the Hennepin County Board and Minneapolis City Council.

Previous History

The 620 Club - A group of City and County staff with responsibilities for tax forfeit and vacant properties, came in to being about six years ago. This began because of a problem property on Franklin Avenue that was a very difficult to resolve. All parties associated with this property were called together for the best resolution. It was very successful and the process has continued as necessary. Approximately one and a half years ago the "Boarded Building Task Force" was formed at a staff level in response to the seemingly large numbers of boarded buildings in Minneapolis despite a robust real estate market.

Boarded and Vacant Building Status

The data available on boarded buildings in Minneapolis indicates a decrease in the total overall boarded buildings during this past decade. In 1993 there were 515 boarded buildings. By September 2002, that number was reduced to 155. This is a reduction of 360 boarded buildings in Minneapolis over a nine-year period. A process has been developed to keep track of all boarded buildings on an ongoing basis. This data is on the City of Minneapolis web site available through the Internet. The data on the Internet is updated weekly by the City of Minneapolis staff. (Please note that vacant lots are not part of this figure because there is no structure on the property.)

Of the present 155 boarded buildings, MCDA owns nine and Hennepin County owns eleven. Eighty-seven percent of the vacant boarded buildings are privately owned

Tables 1 and 2 show information about the current boarded building trend and boarded building ownership in Minneapolis.

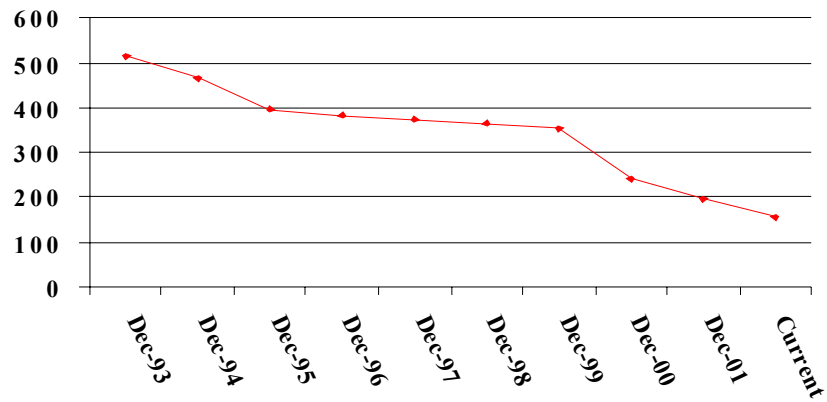
Privately owned and fire-damaged properties are a large problem. Private owners may not want the property developed. Fire damaged properties can be held up and sit for months with out any repairs because of paper work, an out state mortgage company or insurance investigation, or other things. Fire damaged properties deemed hazardous are ordered demolished by the city.

Vacant and Boarded Housing – Balancing Considerations

Table 3 provides a visual display of the sometimes-conflicting values that must be weighed when dealing with vacant and boarded buildings and with affordable housing issues.

Table 1

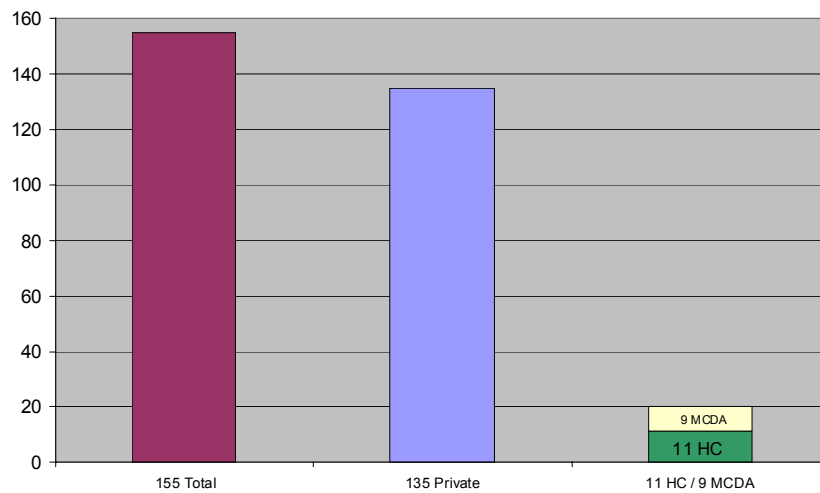
Boarded Building Hist



Source: City of Minneapolis Inspections Department
Date: September 2002

Table 2

Current Boarded Buildings



Total: 155

Date: September 2002

Source: City of Minneapolis Inspections Department

Table 3

Vacant and Boarded Housing - Balancing Considerations

